



Market Report Summary

January 2023

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RE/MAX

ocean pacific realty

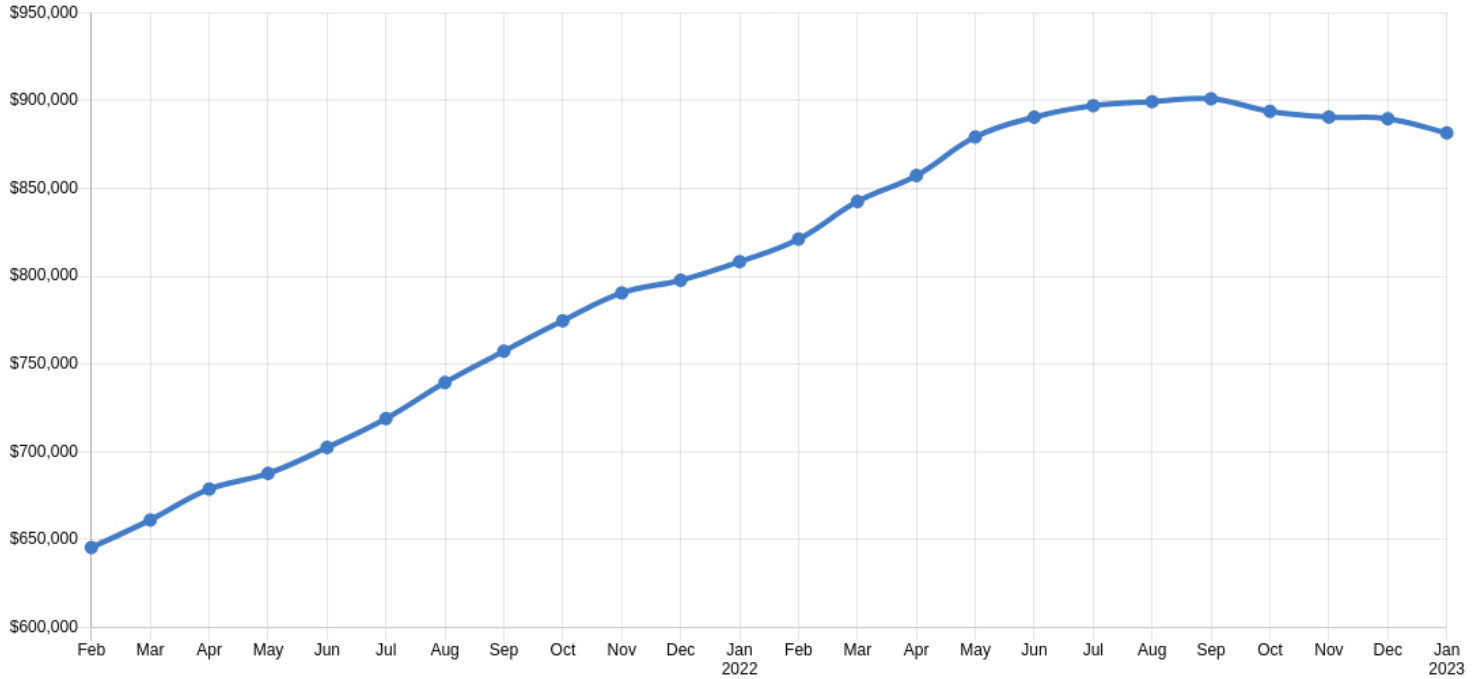
Each office independently owned and operated

b 250.339.2021
tf 888.829.7205

282 Anderton Road
Comox, BC V9M 1Y2

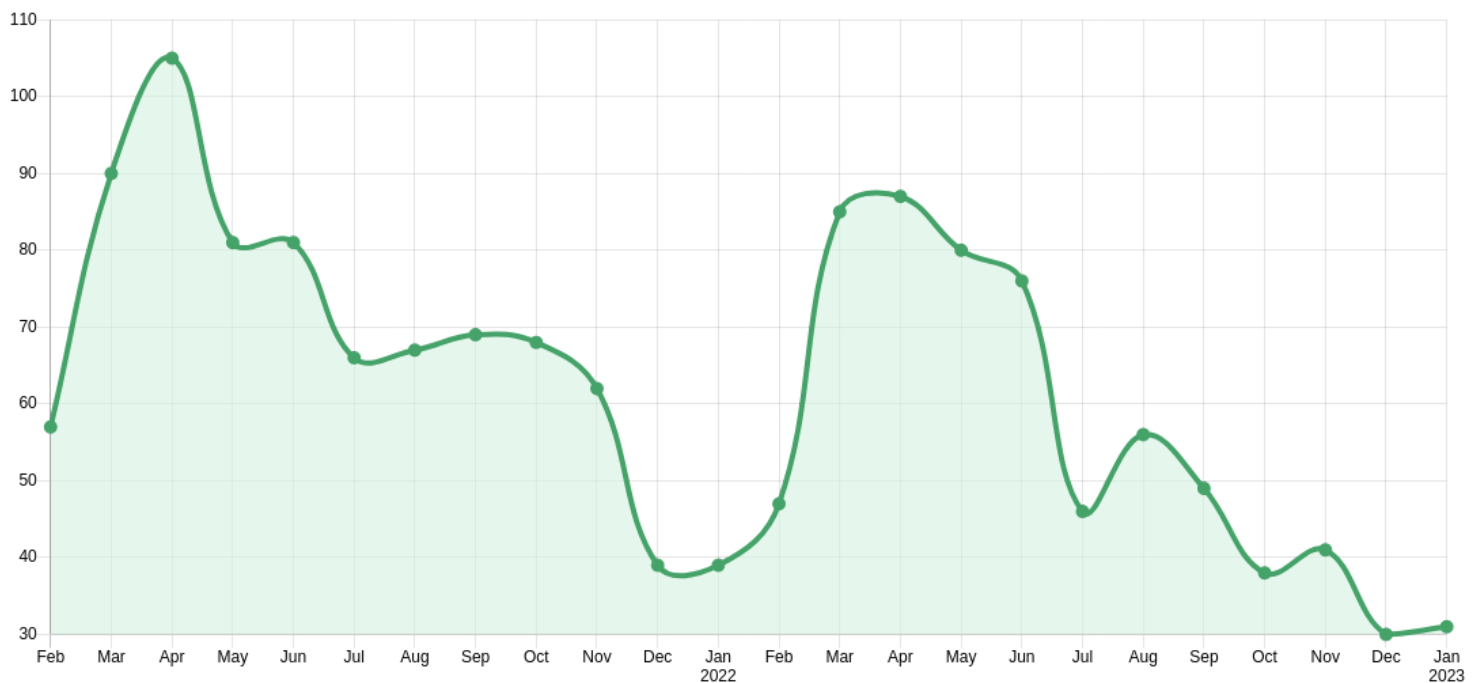


Cumulative Residential Average Single Family Detached Sale Price



Note: Figures are based on a "rolling total" from the past 12 months (i.e. 12 months to date instead of the calendar "year to date").

Single Family Detached Units Reported Sold



Comparative Activity by Property Type

Single Family Detached

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	61	56	8.93%	1,115	938	18.87%
Units Reported Sold	31	39	-20.51%	666	824	-19.17%
Sell / List Ratio	50.82%	69.64%		59.73%	87.85%	
Reported Sales Dollars	\$22,467,310	\$34,976,900	-35.77%	\$587,122,948	\$666,014,051	-11.85%
Average Sell Price / Unit	\$724,752	\$896,844	-19.19%	\$881,566	\$808,269	9.07%
Median Sell Price	\$700,000			\$840,000		
Sell Price / List Price	96.17%	104.37%		100.51%	103.06%	
Days to Sell	70	22	218.18%	33	24	37.50%
Active Listings	135	47				

Condo Apartment

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	23	15	53.33%	360	310	16.13%
Units Reported Sold	11	13	-15.38%	183	306	-40.20%
Sell / List Ratio	47.83%	86.67%		50.83%	98.71%	
Reported Sales Dollars	\$4,778,500	\$5,095,900	-6.23%	\$75,199,662	\$118,709,871	-36.65%
Average Sell Price / Unit	\$434,409	\$391,992	10.82%	\$410,927	\$387,941	5.93%
Median Sell Price	\$399,000			\$399,000		
Sell Price / List Price	96.69%	104.17%		100.03%	101.59%	
Days to Sell	59	23	156.52%	34	42	-19.05%
Active Listings	47	13				

Row/Townhouse

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	17	19	-10.53%	273	271	0.74%
Units Reported Sold	12	20	-40.00%	167	243	-31.28%
Sell / List Ratio	70.59%	105.26%		61.17%	89.67%	
Reported Sales Dollars	\$6,750,599	\$12,106,650	-44.24%	\$100,511,441	\$134,908,307	-25.50%
Average Sell Price / Unit	\$562,550	\$605,333	-7.07%	\$601,865	\$555,178	8.41%
Median Sell Price	\$479,400			\$575,000		
Sell Price / List Price	97.79%	104.24%		100.99%	101.67%	
Days to Sell	81	23	252.17%	35	41	-14.63%
Active Listings	51	23				

Land

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	4	11	-63.64%	137	98	39.80%
Units Reported Sold	5	4	25.00%	46	81	-43.21%
Sell / List Ratio	125.00%	36.36%		33.58%	82.65%	
Reported Sales Dollars	\$2,128,150	\$1,829,900	16.30%	\$27,546,188	\$31,854,850	-13.53%
Average Sell Price / Unit	\$425,630	\$457,475	-6.96%	\$598,830	\$393,270	52.27%
Median Sell Price	\$474,075			\$474,075		
Sell Price / List Price	93.80%	98.39%		98.62%	99.79%	
Days to Sell	54	140	-61.43%	25	112	-77.68%
Active Listings	57	14				

Single Family Detached Sales Analysis

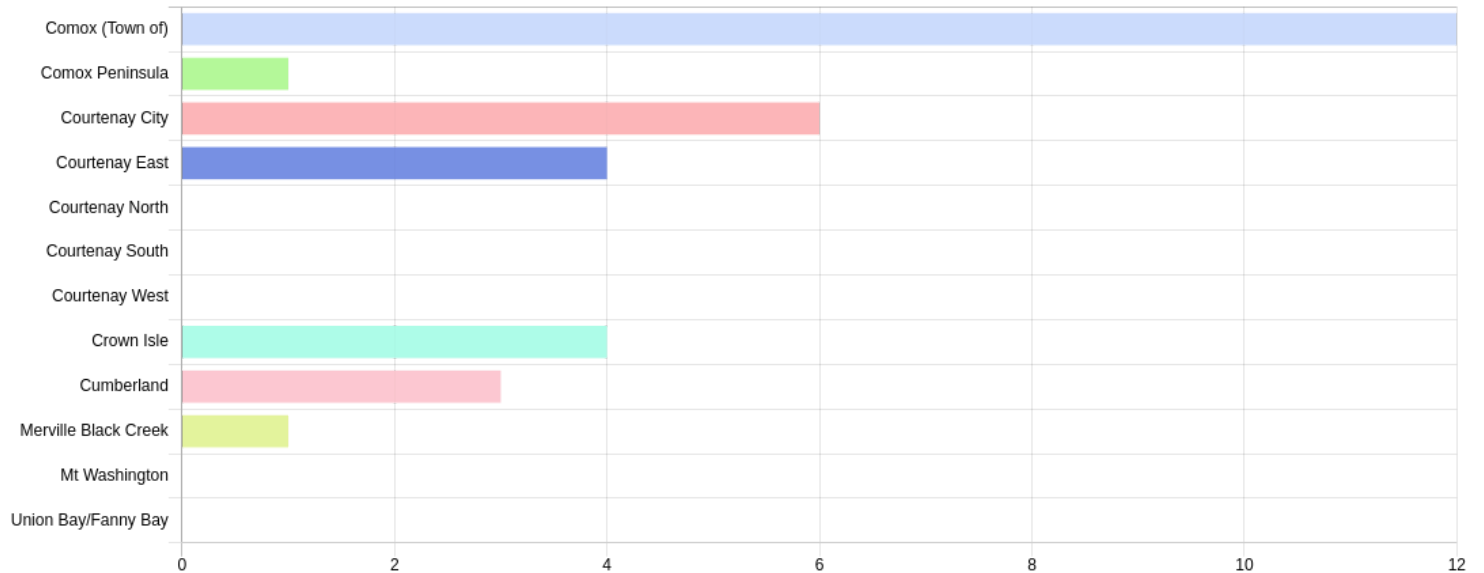
Unconditional Sales from January 1 to January 31, 2023

	0-150k	150k-200k	200k-250k	250k-300k	300k-350k	350k-400k	400k-450k	450k-500k	500k-600k	600k-700k	700k-800k	800k-900k	900k-1M	1M+	Total
Comox (Town of)	0	0	0	0	0	1	0	1	0	6	2	2	0	0	12
Comox Peninsula	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
Courtenay City	0	0	0	0	0	0	0	2	2	1	1	0	0	0	6
Courtenay East	0	0	0	0	0	0	0	0	0	0	3	1	0	0	4
Courtenay North	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Courtenay South	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Courtenay West	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Crown Isle	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4
Cumberland	0	0	0	0	0	0	0	1	0	0	2	0	0	0	3
Merville Black Creek	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
Mt Washington	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Union Bay/Fanny Bay	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Totals	0	0	0	0	0	1	0	4	4	7	8	3	0	4	31
Revised Totals*	0	0	0	0	0	1	0	3	5	5	9	4	1	7	35

*including Acreage & Waterfront

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to January 31, 2023



Note that Single Family Detached figures in this report exclude acreage and waterfront properties.

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Single Family Detached Sales Analysis

Unconditional Sales from January 1 to December 31, 2022

	0-150k	150k-200k	200k-250k	250k-300k	300k-350k	350k-400k	400k-450k	450k-500k	500k-600k	600k-700k	700k-800k	800k-900k	900k-1M	1M+	Total
Comox (Town of)	0	0	0	0	0	0	0	1	6	10	56	42	24	41	180
Comox Peninsula	0	0	0	0	0	0	0	0	2	3	2	4	2	8	21
Courtenay City	0	0	0	0	0	0	2	4	20	31	33	23	14	13	140
Courtenay East	0	0	0	0	0	1	0	1	6	13	22	39	18	21	121
Courtenay North	0	0	0	0	0	0	0	1	1	3	1	0	3	6	15
Courtenay South	0	0	0	0	0	0	0	0	1	2	1	3	4	11	22
Courtenay West	0	0	0	0	0	1	1	1	2	5	3	5	3	1	22
Crown Isle	0	0	0	0	0	0	0	0	0	0	2	2	9	36	49
Cumberland	0	0	0	0	1	0	0	1	1	7	15	9	13	15	62
Merville Black Creek	0	0	0	0	0	0	0	0	1	3	4	6	2	2	18
Mt Washington	0	0	0	0	0	0	0	0	0	0	1	2	0	1	4
Union Bay/Fanny Bay	0	0	0	0	1	0	0	0	2	2	3	2	3	7	20
Totals	0	0	0	0	2	2	3	9	42	79	143	137	95	162	674
Revised Totals*	0	0	0	0	2	2	3	6	45	83	152	145	106	267	811

*including Acreage and Waterfront

Single Family Detached Sales by Sub Area

Unconditional Sales from January 1 to December 31, 2022

